

Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Martin Drive Overpass

Land Use Type: Right-of-way (as vista)

Location: Mt. Adams

Elevation: 555'

Observable Features: Ohio River and valley, Northern Kentucky

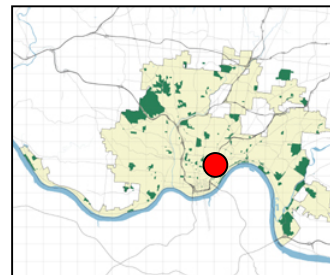
Quality of View: High

Site Amenities: Vehicle

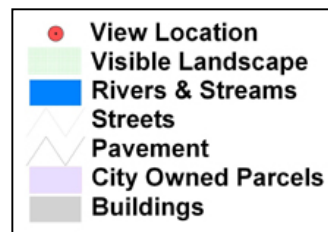
View Observable Year-Round: Yes

View Location Rating: 5

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Monastery St (from Celestial St)

Land Use Type: Right-of-way (as vista)

Location: Mt. Adams

Elevation: 754'

Observable Features: Downtown skyline and basin, Music Hall, Union Terminal

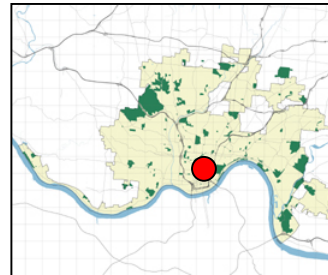
Quality of View: High

Site Amenities: Sidewalk, vehicle

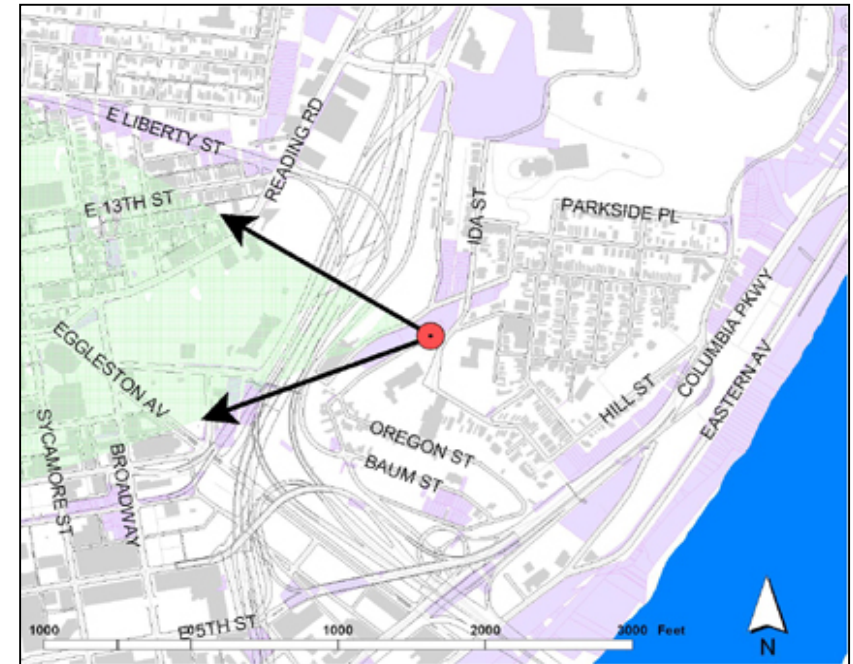
View Observable Year-Round: Yes

View Location Rating: 5

Protection Priority: High - Gateway



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Mulberry St @ Frantz Ave Steps

Land Use Type: Right-of-way (as vista)

Location: Mt. Auburn/Over-the-Rhine

Elevation: 642'

Observable Features: Over-the-Rhine, Northern Kentucky

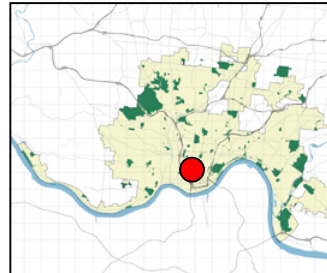
Quality of View: Low

Site Amenities: Sidewalk, vehicle

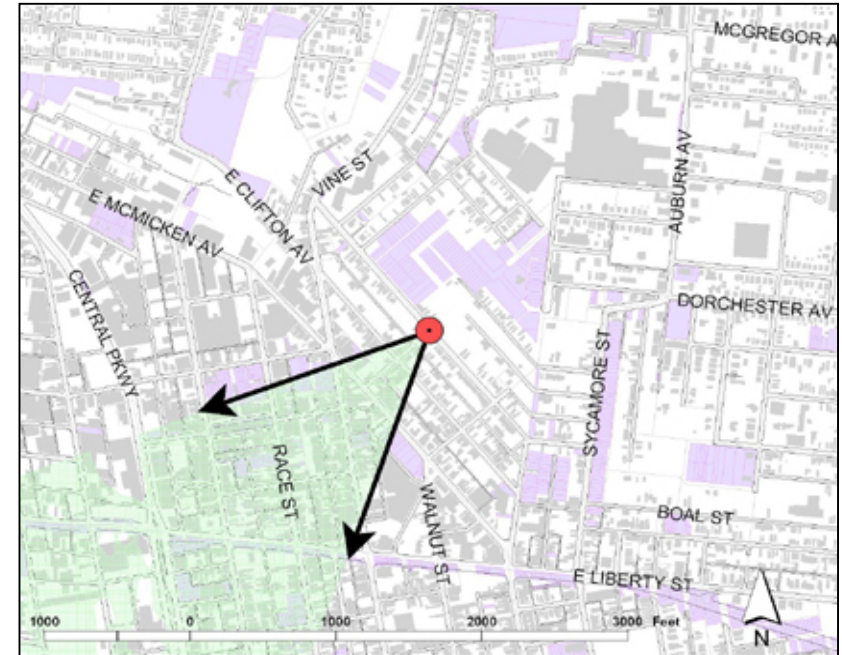
View Observable Year-Round: Yes

View Location Rating: 3

Protection Priority: Low



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Mulberry St @ Lang St

Land Use Type: Right-of-way (as vista)

Location: Mt. Auburn/Over-the-Rhine

Elevation: 623'

Observable Features: Over-the-Rhine, Ohio River, Northern Kentucky

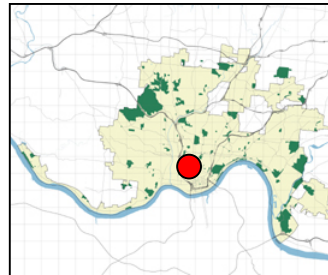
Quality of View: Medium

Site Amenities: Sidewalk, vehicle

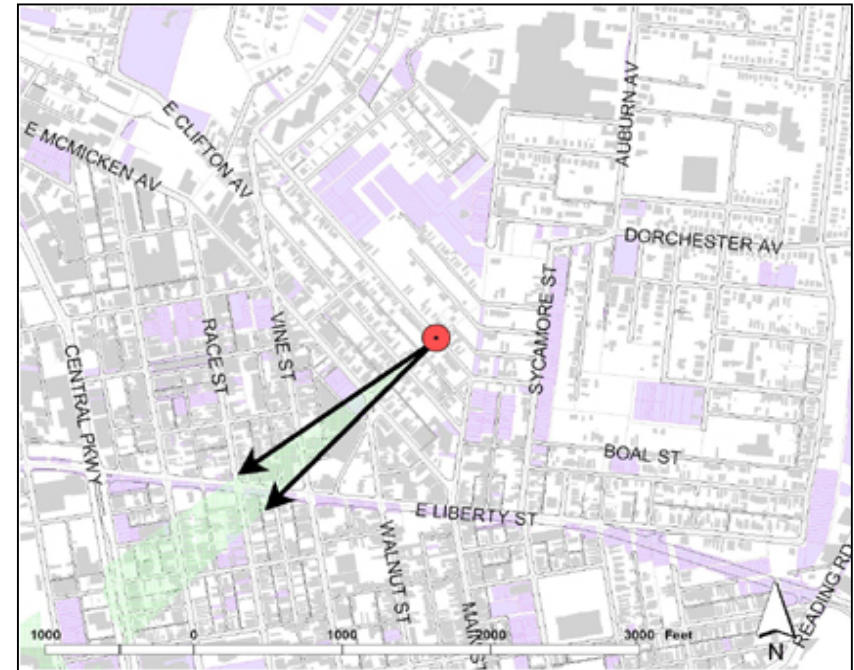
View Observable Year-Round: Yes

View Location Rating: 4

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Mulberry St @ Sharp AI Steps

Land Use Type: Right-of-way (as vista)

Location: Mt. Auburn/Over-the-Rhine

Elevation: 636'

Observable Features: Downtown basin,
Northern Kentucky

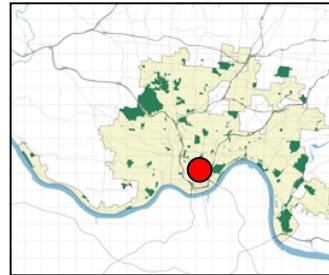
Quality of View: Medium

Site Amenities: Sidewalk, vehicle

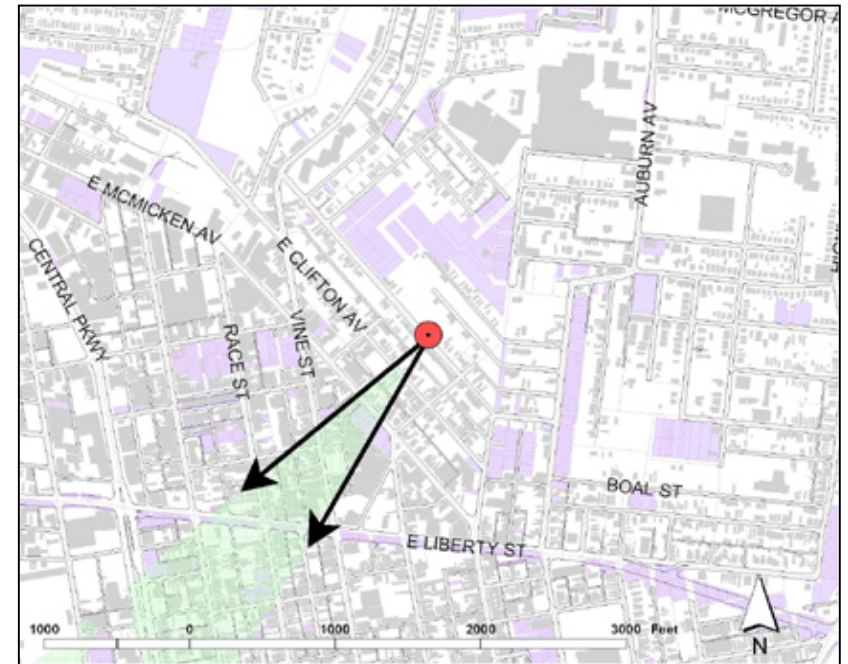
View Observable Year-Round: No

View Location Rating: 3

Protection Priority: Low



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Parkside PI (from Loudon St)

Land Use Type: Right-of-way (as vista)

Location: Mt. Adams

Elevation: 691'

Observable Features: Ohio River,
Northern Kentucky

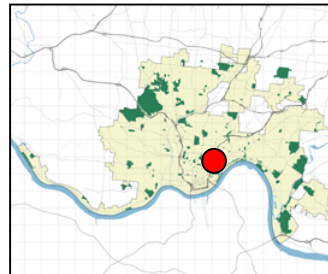
Quality of View: Low

Site Amenities: Sidewalk, vehicle

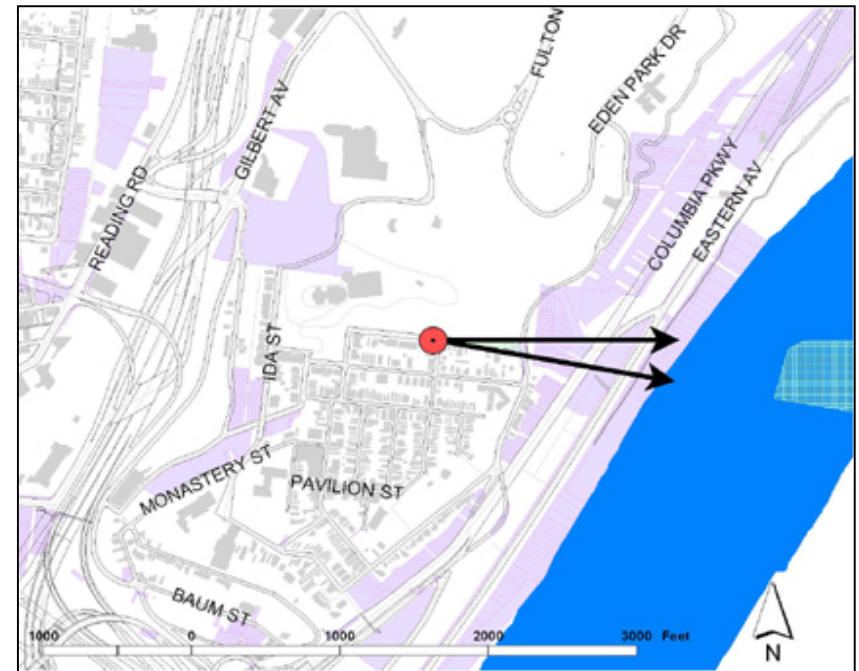
View Observable Year-Round: Yes

View Location Rating: 3

Protection Priority: Low



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Sachem Ave

Land Use Type: Right-of-way (as vista)

Location: Columbia-Tusculum

Elevation: 632'

Observable Features: Ohio River and valley

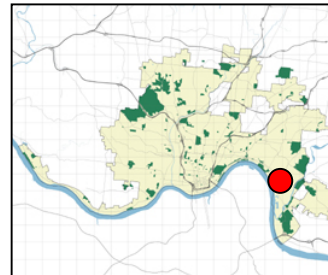
Quality of View: Low

Site Amenities: Sidewalk, vehicle

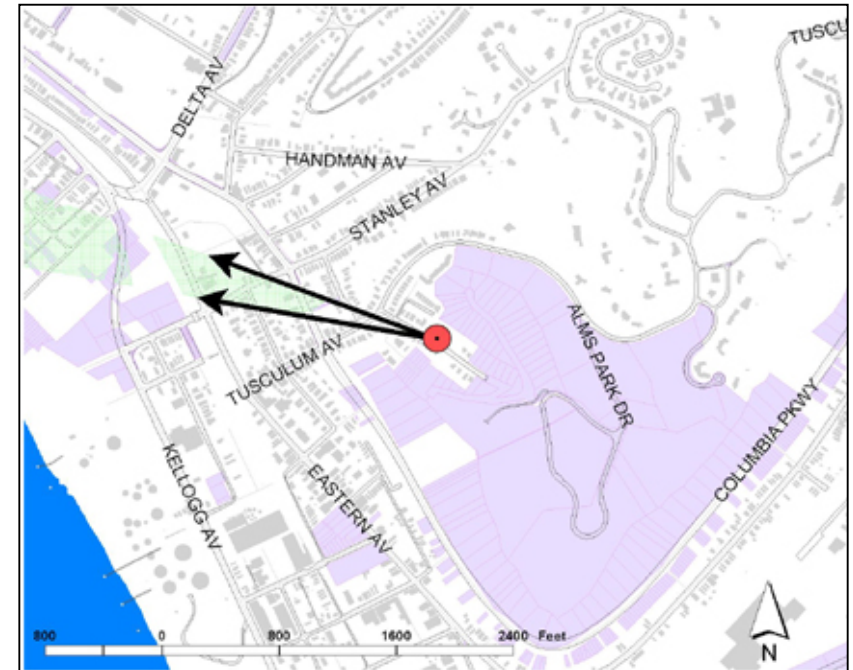
View Observable Year-Round: Partial

View Location Rating: 2.5

Protection Priority: Low



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Seitz St @ Main St Steps

Land Use Type: Right-of-way (as vista)

Location: Mt. Auburn

Elevation: 653'

Observable Features: Downtown skyline and basin, Music Hall, Northern Kentucky

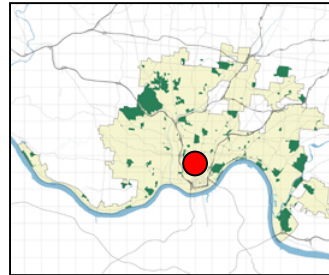
Quality of View: High

Site Amenities: Sidewalk, vehicle

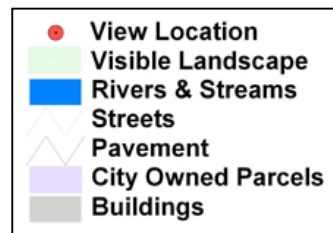
View Observable Year-Round: Yes

View Location Rating: 5

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Sycamore St (from Auburn Ave)

Land Use Type: Right-of-way (as vista)

Location: Mt. Auburn

Elevation: 748'

Observable Features: Downtown skyline

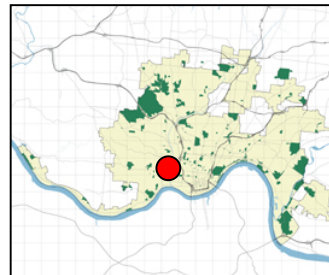
Quality of View: High

Site Amenities: Sidewalk, vehicle

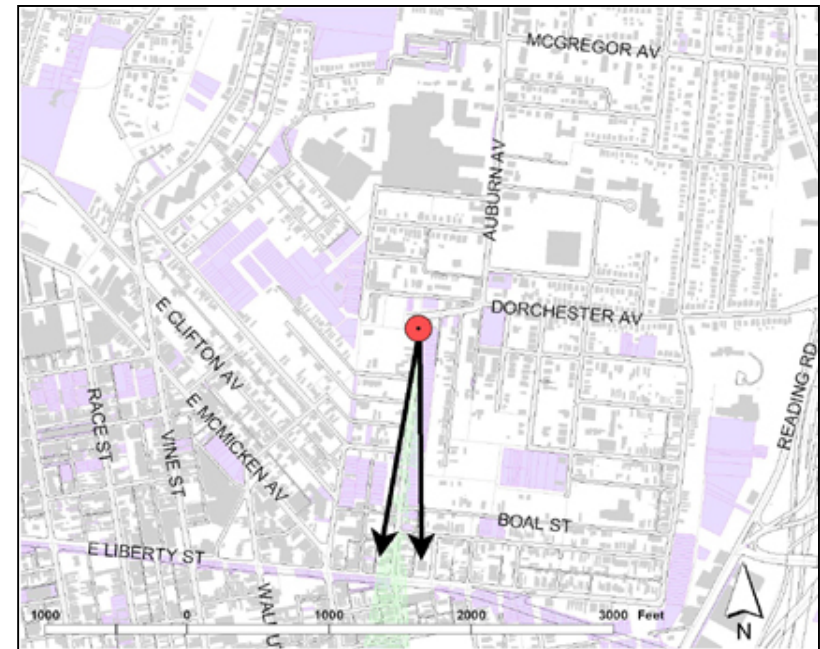
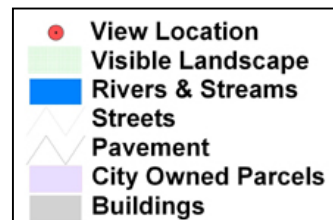
View Observable Year-Round: Yes

View Location Rating: 5

Protection Priority: High - Gateway



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Vineyard PI (3669 - 3679)

Land Use Type: Right-of-way (as vista)

Location: Columbia-Tusculum

Elevation: 763'

Observable Features: Ohio River and valley, Northern Kentucky

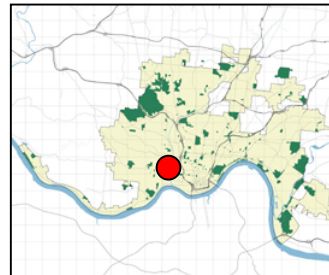
Quality of View: High

Site Amenities: Vehicle

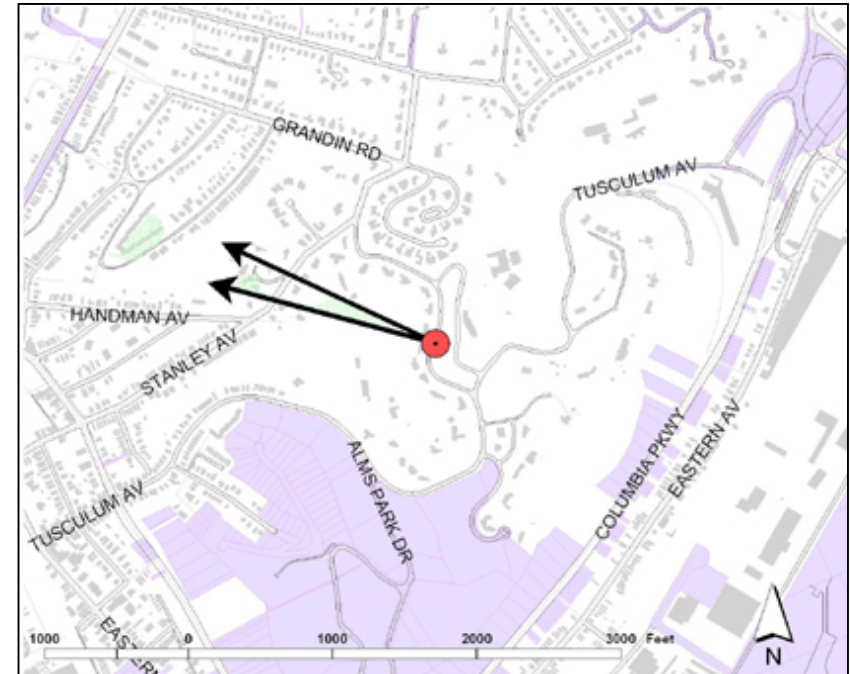
View Observable Year-Round: No

View Location Rating: 4

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Warsaw Ave @ Grand Ave

Land Use Type: Right-of-way (as vista)

Location: East Price Hill

Elevation: 841'

Observable Features: Downtown skyline

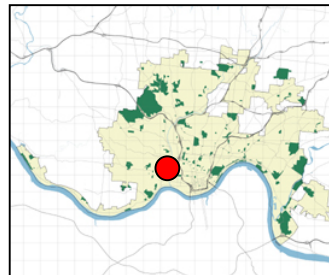
Quality of View: Medium

Site Amenities: Sidewalk, vehicle

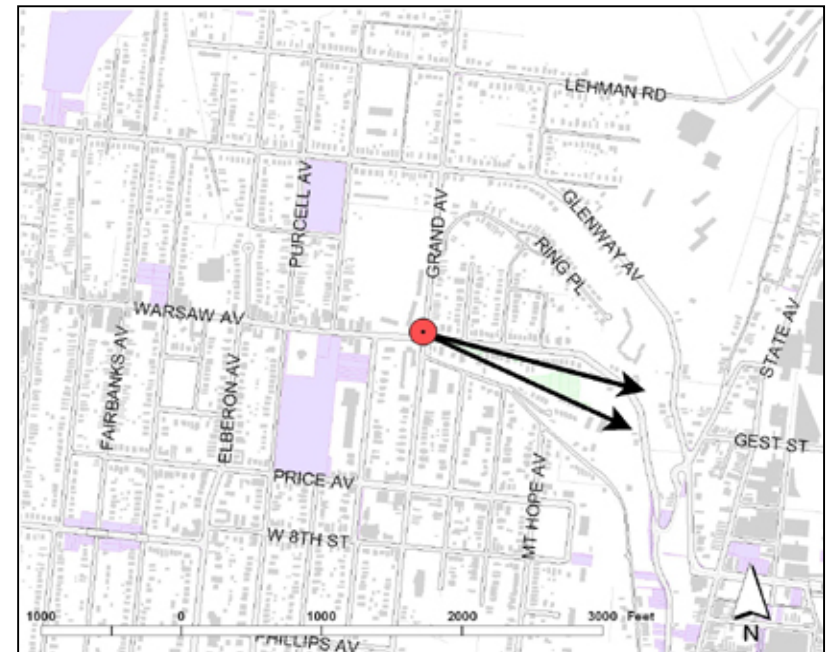
View Observable Year-Round: Yes

View Location Rating: 4

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Waverly Ave near Adler St Steps

Land Use Type: Right-of-way (as vista)

Location: South Fairmount

Elevation: 625'

Observable Features: Downtown skyline

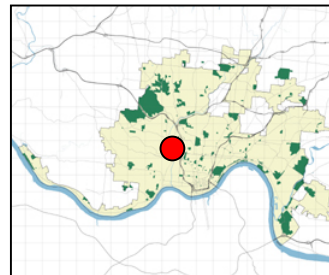
Quality of View: High

Site Amenities: Vehicle

View Observable Year-Round: No

View Location Rating: 4

Protection Priority: Medium



City Key Map



Typologies – Vistas

March 2007

SCENIC VIEW STUDY

Name: Wm. H. Taft Rd. @ Columbia Pkwy

Land Use Type: Right-of-way (as vista)

Location: East Walnut Hills

Elevation: 568'

Observable Features: Ohio River and valley, St. Rose Church, N. Kentucky

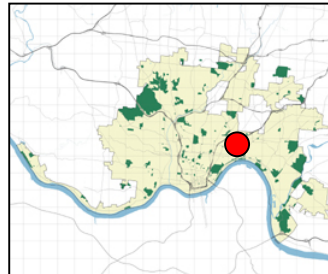
Quality of View: High

Site Amenities: Sidewalk, vehicle

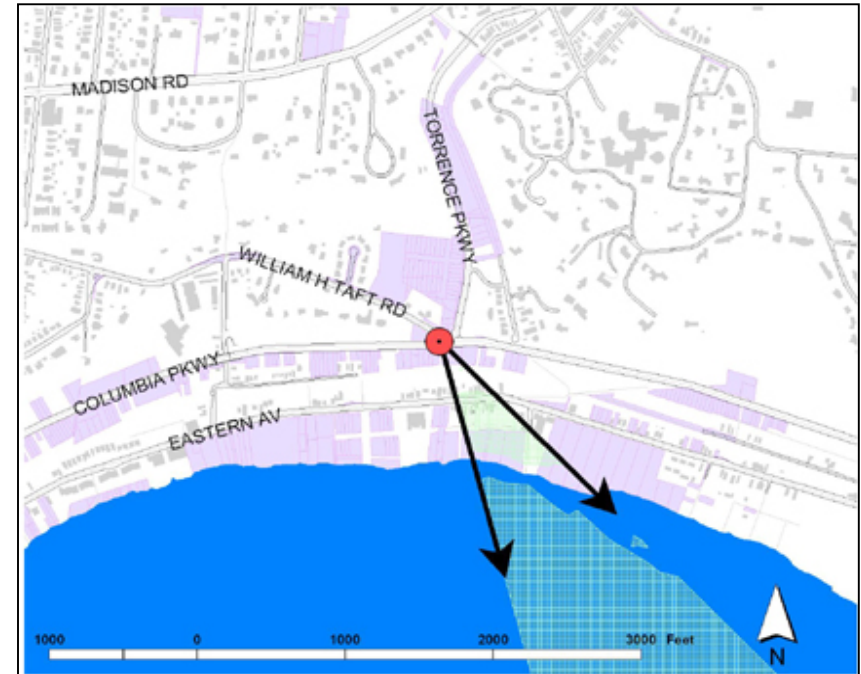
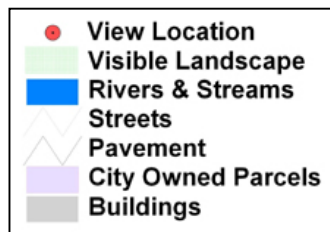
View Observable Year-Round: Yes

View Location Rating: 5

Protection Priority: Medium



City Key Map





Results



Results

- View Distribution by Geography
- View Distribution by Typology
- Protection Priority Designations
- Context of View Analysis
- Immediate Threats
- Additional Public View Opportunities



In the course of examining public views, there were a variety of locations where one may catch a fleeting glimpse of the Ohio River or the downtown skyline. Often these views were tucked between buildings or sandwiched in narrow valleys. While some of these views are compelling, it was neither practical nor feasible to include them in the final analysis. These locations simply did not offer enough opportunity or safety in which to enjoy the view itself. They can be considered as appetizers to the main course of spectacular views that are listed in this report.

Based on the methodological framework discussed in the previous chapter, the study enumerated a grand total of 93 public viewing locations. Eighty-two (82) of these originated from hilltops and hillsides with views of various valley and basin features. The other 11 locations highlighted views of various hillsides as seen from perspectives categorized as "valley floor" locations.

View Distribution by Geography

Geographically, the 82 hilltop and hillside views were distributed in the following regions of the City. Forty-eight (48) locations were found in the east region of the City. This region includes lands east of I-71 (the Deer Creek valley) comprised of East Walnut Hills, Mt. Adams, Eden Park, Mt. Lookout, Hyde Park, Columbia-Tusculum, and the East End.

The majority of the east region public views are concentrated in Mt. Adams (14), and Eden Park (11). Due to this high concentration, the Recommendations section of the report highlights specific measures for preserving the integrity of public views in these particular locations.

Although Gilbert Avenue is immediately east of I-71, it comprises part of the lower Deer Creek valley. For this reason it was categorized under the central region of the City.

This region is composed of the large and impressive hillside system and upland plateau that is bounded by the narrow Deer Creek Valley on its east side and the broad Mill Creek valley on its west side. It includes the neighborhoods of Mt. Auburn, Liberty Hill, Prospect Hill, University Heights, Fairview, and Clifton. Within this region, the study found 22 public viewing areas originating from hilltops or hillsides.

The west region, comprised of lands west of the Mill Creek, contains 12 public viewing areas. This region includes the neighborhoods of East Price Hill and North Fairmount. Although small in number, relative to the study's overall count, it is worth mentioning that where this region lacks in quantity of public views, it more than makes up for it in view quality. To a location, each of these spots possesses a most spectacular and dramatic view of such features as the downtown skyline, basin, and/or the Ohio River valley.

View Distribution by Typology

Examining the breakdown of public views by typology, that is land use type, the following results emerge. The study counted 29 public viewing opportunities from street rights-of-way (as vistas). It noted 28 spots in 13 different City parks where public viewing opportunities are available. It identified 15 public viewing locations where streets terminate, often at the precipice of steep hillsides. It counted 3 viewing opportunities from public staircases.

The study calculated 7 view points along Columbia Parkway. This number is rather misleading. There are vast stretches along the Parkway, from Delta Avenue to its terminus at the Fifth Street Viaduct, where motorists can enjoy a larger number of breathtaking perspectives of the Ohio River valley, beyond what the study noted. Should the City decide to enact view preservation initiatives specific to Columbia Parkway, additional initiatives are in order (including implementing traffic safety measures) to photographically capture all view perspectives that motorists can observe while traveling at approximately 45 miles per hour.

Protection Priority Designations

More than half (48) of the 82 hilltop and hillside viewing locations, received a high priority protection rating. As noted in the Methodology section, 5 of these locations are street rights-of-way (as vistas). Although these 5 locations scored a medium number of overall priority protection points (either 4 or 5 on a scale of 1 to 7), they received high priority status given their designation as “gateway” entries into the downtown basin area.



Lehman Rd – “gateway” into downtown basin

Half (24) of the 48 locations that ranked as high protection priority areas were comprised of City park lands. This has significant implications. It is Cincinnati’s Park system that is recognized as one of the crown jewels of the City, and one which is highly acclaimed nationally as well as internationally. Preserving the integrity of public views originating from park locations not only protects these views individually, it also enhances the image and status of the park itself. In an effort to recapture its status as a “most livable” city, Cincinnati would be remiss in not using every avenue to promote itself through its spectacular parks system and the extraordinary public views that can be enjoyed from a number of them.

Under the category of medium priority view protection, over 30% (or 25) of the 82 hilltop and hillside viewing locations ranked in this stratum. The majority (15) of these medium priority ranked locations are comprised of street rights-of-way (as vistas).

Results

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SCENIC VIEW STUDY

By virtue of their location and often multiple or extended viewing perspectives, street rights-of-way (as vistas) can be more difficult to preserve without compromising legitimate infill development opportunities. The south side of Boal Street, for example, with multiple view openings towards downtown perhaps best exemplifies this situation. It is safe to say that some of these view openings were once occupied by dwellings that later were razed. With appropriate engineering and design, some of these former housing sites could legitimately be redeveloped.

Within the category of medium priority protection, it is noteworthy that Elysian Place, Fort View Place, Ohio Avenue, and Walker Street, all street termini, could perhaps be elevated to high priority protection status if specific vegetation management initiatives are undertaken. Of course, this depends on whether the trees are privately or publicly owned in the respective view corridor. Eden Park Memorial Grove #1 is a city-owned location which could possibly elevate to high priority protection via a vegetation management initiative as well.

Currently one is able to observe the uppermost level of the downtown skyline above a mid-ground tree canopy from this location. Finally, there were a total of 11 locations, out of the 82, that were ranked as low priority view protection areas. The vast majority (9) of these are comprised of street rights-of-way (as vistas).

Context of View Analysis

The photographic documentation in the previous Typologies section captures the visible features that are observable from each view location. Further, the accompanying view cone maps provide the reader with a mechanical representation of a view shed or view corridor's width, expressed as a view radius, established from a static reference point.

The view cone maps also illustrate the visual results of the Digital Elevation Model that were calculated via Spatial Analyst Software. This computer analysis digitally represents visible areas of the landscape (highlighted in green) as seen from the selected reference point of a public view location.



Celestial St overlook view cone – Mt. Adams

Within these view cones the maps also highlight, with purple shading, properties that are City-owned. This information provides the framework for better understanding potential opportunities for and threats to each particular viewing location.

Immediate Threats

At the conclusion of this study, it was noted that a for-sale sign appeared on Maryland Avenue, right in front of the public view corridor noted at this East Price Hill street terminus.

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SCENIC VIEW STUDY

Given this location is prime city view real estate, it is reasonable to expect that this wonderful public view will be forever lost unless efforts are undertaken publicly or privately to buy it and preserve it. A similar situation exists within the narrow confines of the Eden Park Bridge view corridor. There is a small piece of property located in front of the bridge on Kemper Lane that's listed for sale under a high density zoning classification.

The most pressing threat of all is that involving the spectacular view from Carney Street. If an appeal is unsuccessful in overturning a legal decision to permit a residential development in this particular view corridor, the resulting precedent could be staggering. There are a number of adjacent paper street properties that could then follow suit and effectively wipe out this historic and beloved public view.

Additional Public View Opportunities

As noted in the Methodology section, the study noted five additional locations in which a view would become readily available to the public, if vegetation management was undertaken.

These locations cover a variety of typologies, including:

Filson Playground: Located in Mt. Auburn, this property has an established viewing area with benches, but the view is degraded to the point that it is nearly impossible to see through the dense honeysuckle canopy. Please see Methodology section for a picture of this location

Eden Park Drive (above the old reservoir): The tree cover within this 50 or 60 yard wide zone along a hairpin turn is just dense enough that is difficult to view such landmark features as the Ohio River or the I-471 Bridge. This would make an ideal location for implementing conceal and reveal vegetation management techniques.



Eden Park Dr above old reservoir



Goethe St @ abandoned Boyce Al steps

Goethe St (@ abandoned Boyce Al public steps): Located in Prospect Hill, honeysuckle and other low canopy material along this section of roadway could be removed, thus opening some prime views of Music Hall and vicinity.

Results

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SCENIC VIEW STUDY

Main St Steps (@ Eleanor Pl): A single story home is situated just east of the staircase. It is difficult to achieve any sort of meaningful view over its flat line. Through the center line of the steps and west of its right-of-way, selective tree pruning would open up nice views of the skyline.



Main St Steps @ Eleanor Pl

Young St (@ intersection with Pueblo Street): situated on the other side of Filson Playground, this location would enjoy excellent views of the downtown skyline with selective tree pruning.



Young St @ Pueblo